



**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION III
1650 Arch Street
Philadelphia, Pennsylvania 19103-2029**

MAY 11 2015

The Honorable Patrick Meehan
U.S. House of Representatives
513 Cannon House Office Building
Washington, D.C. 20515

Dear Representative Meehan:

Thank you for your April 10, 2015 letter to U.S. Environmental Protection Agency (EPA) Administrator Gina McCarthy concerning the 8-acre property formerly known as the Tank Car Corporation of America (TCCA) Site located in Montgomery County, Pennsylvania. You requested EPA's support in working with Springfield Township to enable the reuse of the Site property. We welcome the opportunity to work with Springfield Township officials to achieve their goal of creating a park with state-of-the-art playing fields and other recreational opportunities for local residents.

The sustainable reuse of previously contaminated property is an important goal of EPA's hazardous waste cleanup programs. EPA encourages the cleanup and revitalization of contaminated properties by clarifying liability concerns and implementing the landowner liability protections. As you point out in your letter, this site is a former Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) removal site, and as such, there may be institutional or engineering controls identified as part of the selected cleanup remedy. These controls may impact the planned activity and land use for the property.

Another factor to consider would be how Springfield Township intends to acquire ownership of the TCCA site and if it wants to assume long-term operation and maintenance responsibilities. There are various mechanisms for a prospective purchaser to be protected from future liability under CERCLA. For example, to be eligible for liability protection under CERCLA as a bona fide prospective purchaser, a property owner must conduct All Appropriate Inquiries prior to purchasing the property in order to familiarize the prospective purchaser of use restrictions and inform the purchaser of activities necessary to comply with all continuing obligations and reasonable steps after acquiring the property. Springfield Township would need to work directly with the current property owner on the purchase of the TCCA site. EPA will work with Springfield Township to help them understand this process.



*Printed on 100% recycled/recyclable paper with 100% post-consumer fiber and process chlorine free.
Customer Service Hotline: 1-800-438-2474*

EPA is committed to encouraging the reuse of contaminated properties because it helps EPA achieve its enforcement and environmental protection goals, such as long-term site stewardship and sustainable land use planning. To assist this process, EPA Region III has a Land Revitalization Action Team (LRAT), which responds expeditiously to public and private inquiries regarding redevelopment of contaminated properties. The primary focus for the LRAT is to revitalize Superfund National Priorities List (NPL) sites and CERCLA Removal sites. The LRAT also addresses inquiries regarding contaminated or formerly contaminated property where there has been a federal CERCLA interest.

The LRAT prepares CERCLA Liability Comfort Letters to prospective purchasers when appropriate, and guides prospective purchasers through the CERCLA liability scheme to allow them to make informed decisions regarding revitalization opportunities. Comfort Letters address the CERCLA liability issues and reasonable steps that need to be taken by prospective purchasers to limit their CERCLA liability and to protect any environmental remedies that EPA may have put in place at a particular site. The LRAT will contact Springfield Township officials or any other prospective purchaser to work through the potential issues regarding the redevelopment/reuse of the former TCCA site.

If you have any questions please do not hesitate to contact me or have your staff contact Mrs. Kinshasa Brown-Perry, EPA's Pennsylvania Liaison, at 215-814-5404.

Sincerely,



Shawn M. Garvin
Regional Administrator

